



87 Rugby Road

Leamington Spa **CV32 7JH**

Guide Price £600,000

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Cubbington

This detached family residence is located in this ever popular and convenient position to the north of Leamington Spa on the fringe of the sought after village of Cubbington. Occupying a fantastic sized plot and benefiting with undisturbed countryside views this family home offers a great footprint. Upon arrival the large pebbled driveway to both the front and side allowing access to the main front door, the double garage and the large rear garden. Upon entry, the spacious entrance gives way to a fabulous farmhouse dining kitchen, a lounge with fire place, a separate dining room, a gym / bedroom and a home office. The first floor offers four good sized double bedrooms and a family bathroom. The rear surprise is the plot to the rear that is immense with paving, lawns, mature trees and plants and views over the rolling countryside beyond.

LOCATION

Cubbington is situated around 2.5 miles north-east of central Leamington Spa being a popular village location adjacent to neighbouring Lillington. Both Cubbington itself and Lillington offer a useful and comprehensive range of day-to-day amenities including schools and local shops, there also being good local road links available to neighbouring towns and centres along with the Midland motorway network. Leamington Spa railway station provides regular commuter rail links to London and Birmingham amongst a number of other destinations.

ON THE GROUND FLOOR

RECEPTION HALLWAY

4.30m x 2.26m (14'1" x 7'4")

A large and welcoming hallway with doors leading to the ground floor cloakroom, double doors into the dining kitchen and also door into the sitting / dining room. The flooring has been laid with an oak laminate and lots of natural light floods within via the large bay window to the front.

DINING KITCHEN

7.85m x 4.20m (25'9" x 13'9")

A spacious and well equipped dining kitchen being comprehensively fitted with a range of farmhouse style units with antique style door furniture and being surmounted by solid wood worktops. Comprising 1½ bowl white enamel sink unit with surface mounted mixer tap, worktops with matching upstands and a comprehensive range of storage below including cupboards, drawers and large pan drawers, a coordinating range of wall cabinets together with larder style cupboard, connections for wall mounted television, space and connection for range style gas cooker with stainless steel splash plate and

fitted stainless steel chimney style filter hood above, space and plumbing for automatic washing machine, two central heating radiators, inset ceiling downlighters, oak laminate flooring, dual aspect double glazed windows, door to walk-in understairs storage cupboard and double glazed door giving external access to the rear garden.

CLOAKROOM/WC

1.98m x 0.94m (6'5" x 3'1")

Having contemporary white fittings comprising low level WC with dual push button flush, wash hand basin with waterfall mixer tap, ceramic tiled splash back and fitted cupboard below, obscure double glazed window and chrome towel warmer/radiator.

LOUNGE

5.60m x 3.63m (18'4" x 11'10")

This well proportioned living room has been finished in a neutral scheme with oak laminate flooring. Having a recessed fireplace with slate hearth, built-in glazed cupboard to one side of the chimney breast, double glazed French style doors giving access to the rear garden with double glazed picture windows to either side.

SITTING/DINING ROOM

4.74m x 3.65m (15'6" x 11'11")

Located to the front of the property with large double glazed bay window, oak laminate flooring and door to-

GYM / BEDROOM

5.03m x 2.99m (16'6" x 9'9")

This versatile room could be used for a multitude of uses. Currently being used as a home gym and has a range of fitted wardrobes extending across one side, dual aspect double glazed windows, door giving external access to the side of the property and door into the office.

OFFICE

2.82m x 2.11m (9'3" x 6'11")

With double glazed window, central heating radiator and oak laminate flooring.

ON THE FIRST FLOOR

LANDING

3.07m x 2.71m (10'0" x 8'10")

With access to the loft, door to built-in airing cupboard which houses the combination boiler and doors giving access to all rooms on this level.

BEDROOM ONE

4.42m x 3.64m (14'6" x 11'11")

This large double bedroom is located to the front of the property and offers a lovely dual aspect with windows to the front and side.

BEDROOM TWO

3.21m x 3.20m (10'6" x 10'5")

This good sized double bedroom is set to the rear and offers stunning countryside views.

BEDROOM THREE

3.91m x 2.39m (12'9" x 7'10")

A further double bedroom benefiting with the stunning countryside views.

BEDROOM FOUR

3.90m x 2.43m (12'9" x 7'11")

Located to the front and benefiting with newly laid carpets. There is a cupboard over the stair bulk head and large double glazed window looking out over front driveway and garden.

BATHROOM

2.04m x 1.89m (6'8" x 6'2")

With fully ceramic tiled walls and fittings comprising low level WC with push button flush, pedestal wash hand basin with mixer tap, corner

Features

Detached Family Home

Well Presented Throughout

Popular and Convenient Position

Farmhouse Dining Kitchen

Spacious Living Accommodation

Four Double Bedrooms

Immense Gardens

Large Driveway and Garage

Undisturbed Countryside Views





Floorplan

Ground Floor

Approx. 97.5 sq. metres (1049.4 sq. feet)



General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band E - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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